



Cuckmere Cottage










The Street, Arlington, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine double-fronted four-bedroom cottage quietly located at the heart of a sought-after Downland village

A handsome period family home, sensitively combining modern amenities with period features including casement and sash windows, high ceilings, some exposed beams and original fireplaces. It is in a desirable and highly convenient East Sussex village, surrounded by the South Downs yet near to local amenities.

 3 RECEPTION ROOMS	 4 BEDROOMS	 2 BATHROOMS
 GARAGE	 GARDENS OF 1/3 OF AN ACRE	 FREEHOLD
 RURAL/ VILLAGE	 2,056 SQ FT	 £945,000



The property

Cuckmere Cottage is a detached double-fronted period family home offering almost 2,100 sq ft of light-filled flexible accommodation arrange over three floors.

Configured to offer an elegant and practical living and entertaining environment, the accommodation thoughtfully combines modern amenities with period features and flows from a welcoming entrance porch through a gable-end hallway into a spacious inner hall, which includes a useful boot room and family shower room. It comprises a 24ft sitting room with wood-lined ceiling and feature fireplaces at each end, one with a woodburning stove and one ornamental, both flanked by bespoke storage, together with a generous vaulted drawing room with exposed beams, bespoke fitted storage and French doors to the rear terrace.

The ground floor accommodation is completed by a spacious kitchen/dining room featuring a range of wall and base units, wooden work surfaces, a Belfast sink, modern integrated appliances, and two skylights that flood the space with natural light. Adjoining the kitchen is a fitted utility room with a Belfast sink and a door leading to the rear terrace. The dining area offers ample room for a sizeable table.

The first floor provides a front aspect principal bedroom and two further double bedrooms, all three with feature fireplaces, together with a wooden-effect vinyl floored family bathroom with bath and separate shower. Stairs continue from the landing to the second floor which provides a large 25ft bedroom with a vaulted ceiling with exposed beams and useful eaves storage.



Outside

Quietly set adjacent to the church, the property has a private side driveway giving access to a range of outbuildings to the rear, comprising a garage, two stores, a large workshop and an open-sided log store, all with doors to the rear garden. The generous, well-maintained wraparound garden—a particular feature of this property—includes a rear area of level lawn, abundant mature planting, block-paved paths, a covered seating area, timber summer house, greenhouse, and garden store. Vegetable garden and fruit bushes. Additionally, there is a block-paved side terrace with a garden pond and a block-paved rear terrace accessible from the drawing and utility rooms. The garden is screened by mature shrubs and trees, making it ideal for entertaining and al fresco dining.

Location

Located in the Cuckmere Valley at the foot of the South Downs, Arlington has a church, village hall, farm shop, award-winning pub/restaurant, wood and reservoir. The property has easy access to footpaths and The Pilgrims Way.

Distances

- Alfriston 3.7 miles
- Hailsham 4.3 miles
- Polegate 5.5 miles
- Seaford 7.5 miles
- Lewes 9.7 miles

Nearby Stations

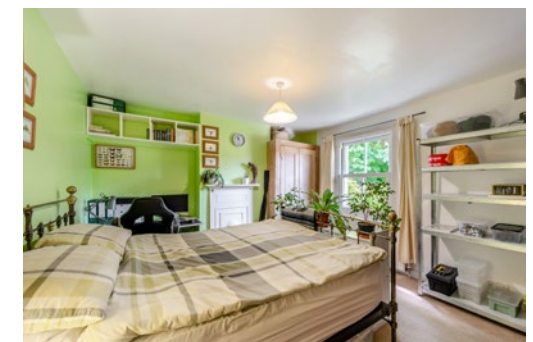
- Berwick

Key Locations

- South Downs National Park
- Seven Sisters Country Park
- Drusillas Park
- Cuckmere Haven
- Charleston Farmhouse

Nearby Schools

- Bede's
- Eastbourne College
- St. Andrew's Prep
- Lewes Old Grammar





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8648361/DWL



Floorplans

Main House internal area 2,056 sq ft (191 sq m)

Garage internal area 158 sq ft (15 sq m)

Outbuilding internal area 657 sq ft (61 sq m)

Total internal area 2,871 sq ft (267 sq m)

For identification purposes only.

Directions

BN26 6SE

what3words: ///confetti.dabbling.grins - brings you to the property

General

Local Authority: Wealden District Council

Services: Mains water, electricity and oil-fired central heating. Private drainage which is compliant.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

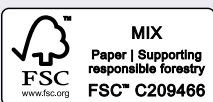
Lewes

201 High Street, BN7 2NR

01273 475 411

lewes@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025 Particulars prepared May 2025.. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

